

DISTRICT III ADVISORY BOARD

MINUTES

Tuesday, May 1, 2001

7:00 p.m.

Colvin Mini City Hall, 2820 S. Roosevelt

Members Present

Council Member Lambke
Bill Ward (First Pro-tem)
Matt Foley
Lois Ann Newman
Phil Bloomquist
Phyllis Hall
Judy Dillard
Jim Gulick

Members Absent

John Kemp
Jim Skelton
Brent Turnipseed
Gene Fuhr

ORDER OF BUSINESS

Call to Order

Council Member Lambke called the meeting to order at 7:01 p.m.

Approval of the Minutes

Council Member Lambke asked if there were any amendments to be made to the April 17, 2001 minutes. The amendment to the minutes was as follows: The board's recommendation of Wes Pechin's presentation on the Mini-self Storage at 31st South and Hillside was deferred until the June 5, 2001 meeting after Pechin presented his project to the K-15 Neighborhood Association, Planeview United Neighborhood Association and reports were presented to the DAB. **Bloomquist (Gulick)** approved the amendment to the minutes of April 17, 2001. (7-0)

Public Agenda

1. Community Education

Debbie Nguyen, Community Education Coordinator with the City of Wichita, informed the Board about Community Education's mission, goals, activities and projects. Mrs. Nguyen defined Community Education as a movement as a concept which include: 1) use of school facilities; 2) coordination with other community resource agencies; 3) integrating community education; 4) community involvement; 5) increased school-community relations and 6) programs for all age groups. Ms. Nguyen informed the Board that there are four Community Education Coordinators and they are located at four different locations. These locations are: 1) Stanley-Aley; 2) Colvin Community Center; 3) Northeast Magnet High school and 4) Hadley Middle School. The following are some of the past, current and future programs

offered by the Colvin Community Center: 1) free tax assistance (AARP & VITA); 2) housing seminar; 3) family learning (ESL, Citizenship, GED); 4) homework club for school age; 5) job fair; 6) music appreciation (guitar classes); 7) fitness (aerobics) and 8) cooking classes.

Member Ward asked if there is Spanish as a second language being offered. **Ms. Nguyen** said they would be offering Spanish as a second language.

Alba Ocasio is with Healthy Options for Planeview and is in charge of the Hispanic Outreach Program funded by the Federal Government. Ms. Ocasio said that they would be offering English as a Second Language (ESL) classes and Spanish as a Second Language classes to residents interested in taking the classes. Ms. Ocasio is interested in becoming involved in the community and providing the best services possible to meet the needs of the community.

Action: Received and Filed.

2. Self Storage Center at the Spencer Gardens Addition

Leon Moeder, owner/developer, Stor-All Storage, presented plans for building a self-storage center at the Spencer Gardens Addition. This center will be located on lot five, which is zoned "General Commercial". The entrance to this property will be from Pawnee, between Crestway and Terrace. Mr. Moeder said that the maximum number of vehicles, on a typical day, that are expected to arrive and depart the self-storage center is thirty-five cars. He also said that he expects the average number to be closer to twenty. Mr. Moeder said the appearance of the storage center is very important. The requirements for landscaping this lot are twelve shade trees for the front of the property, with shrubbery for screening. There will also be landscaping for screening at the back of the property. Development will extend ninety feet into the property, with 110 feet to be developed at a later date. There will be two buildings at the front of the lot. The building walls will be tan stucco. The roofs and doors will be red and the corner trims will be green. The back buildings will have stucco walls with red single slope roofs made out of structural metal. These roofs will not be visible from the streets. The fencing down both sides will be wrought iron and the gate will be a computerized drop arm system, which will require a code to enter. All storage unit doors will have an alarm system. When the code is punched in at the gate, the computer verifies the status of the tenant, shuts off the alarm to that particular storage unit and send the information to the computer, which produces a printout detailing when the door was opened and closed. When exiting, the tenant punches in the key and the alarm turns back on. The buildings located in the rear, next to the industrial lots, will be strictly for vehicle storage units. The RV units will be covered, and will not have doors. The boat, car, and trailer units will have nine foot doors on them. There will be no outside parking allowed.

Ms. Smith, president of the Meadowlark Association of Neighbors asked what kind of signage would be used. **Mr. Moeder** said that the ordinance states that the sign can be no more than fifty square feet and no more than twenty feet in height. Mr.

Moeder's intention is to create a monument sign as large as possible. Mr. Moeder said that the sign will be attractive, and he will strive to make something that will fit in with the neighborhood.

Action: Received and filed.

3. Off-agenda items

Council Member Lambke commented that an item previously appearing before DAB III was discussed at the May 1, 2001 City Council Meeting agenda. The item pertained to a petition to allow a used car lot to be built at Hydraulic and Wassall. The DAB III had voted 7-0 on April 17, 2001 to recommend denial of the petition. Lambke reiterated to the DAB that their recommendations are taken into consideration by the City Council. Lambke informed the DAB that the petition was denied by the City Council.

Planning Agenda

None submitted.

Public Works Agenda

None submitted.

Unfinished Business

None submitted.

New Business

None submitted.

Board Agenda

None submitted.

Other

Next Meeting

The next schedule meeting of the District III Advisory Board will be held on June 5, 2001 at 7:00 p.m. at the Colvin Mini-City Hall.

Being no further business, **Council Member Lambke** adjourned the meeting at 8:10 p.m.

Submitted by,

Fátima Crump
Neighborhood Assistant

Guests

Leon Moeder, 1047 W. River Blvd., 67217

Alba L. Ocasio, 3620 E. Sunnybrook #C, 67210

Jeff Spahn, 3601 E. Mt. Vernon, 67218

Jim and Kerin Smith, 2240 S. Crestway, 67218